

723 Raynard Crescent SE
Calgary, Alberta

MLS # A2179172



\$569,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1966 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Incredible Price for this income property!! Welcome to this fantastic Inner City cash flow positive property (generating \$3600 per month currently) with great potential for future rebuild (50ft wide frontage), or the perfect home for multigenerational living within walking distance to C-Train Station! The spacious main level features stunning hardwood floors throughout. You'll love the large kitchen, complete with ample cabinet and counter space, ideal for home cooking and entertaining. Adjacent to the kitchen is a charming dining room with built-in storage, perfect for hosting family meals. The bright and sunny living room offers an inviting atmosphere with plenty of natural light. The main level boasts three comfortable bedrooms, including a primary bedroom with its own 2-piece ensuite for added privacy and convenience. Don't miss the beautiful sunroom, a delightful spot to relax and enjoy the surrounding views. The lower level includes a one-bedroom illegal suite with a separate entrance, offering plenty of space in the living room and kitchen—ideal for additional rental income or accommodating extended family. Outside, you'll find a spacious deck and ample storage, perfect for enjoying the outdoors. The property also features a single detached garage and a parking pad for your convenience. Located close to all amenities, this property offers both comfort and practicality. Don't miss your chance to own this versatile and well-located home!